



# DUBAI RESIDENTIAL PROJECT LAUNCH TRACKER

**MAY 2025**



## Executive Summary

In May 2025, Dubai's residential sector sustained robust growth with 33 project launches, delivering 9,814 new units. This represents a 5% increase in unit supply compared to April 2025, underscoring continued developer confidence.

Apartments dominated the market (91% of launches), driven by strong investor demand for mid-market stock, while villas accounted for the balance. Emaar and Imtiaz each introduced three new projects, with Dubai South close behind at two launches. Community hotspots included Jebel Ali (1,200 units), Jumeirah Village Circle (1,143 units), and Dubai South (829 units), reflecting geographic diversification in supply.

Launch prices ranged from AED 1,175 per sq.ft. (Coventry 2) to AED 7,750 per sq.ft. (Waldorf Astoria Residences), averaging AED 2,319 per sq.ft. Preferred payment terms remained weighted toward construction-phase financing (60% during construction, 40% at handover), and broker commissions held steady at 5%.

Concurrently, the announcements pipeline featured 45+ announced projects, signaling further inventory growth with announcements concentrated in Dubai Islands (9), JVC (6), and Dubailand Residence Complex (5).



# Market Summary Metrics

Metric	Value
Projects Launched	33
Total Units	9,814
Average Price	AED 2,319 per sq.ft
Price Range	AED 1,175–7,750 per sq.ft.
Asset Type Split	30 Apartments; 3 Villas
Minimum Launch Price	AED 1,175 (Coventry 2)
Maximum Launch Price	AED 7,750 (Waldorf Astoria Residences)
Smallest Launch Project	Park Gate 2 – 17 units
Largest Launch Project	The Horizon at Sobha Central – 1,200 units
Typical Broker Commission	5%
Dominant Payment Plans	60% during construction / 40% on handover

# Top 10 Communities by Number of Units Launched

Community	Units	Average Launch Price AED/sq.ft
Jebel Ali	1,200	2,675
Jumeirah Village Circle	1,143	1,592
Dubai South	829	2,000
Trade Centre First	754	5,225
Dubai Maritime City	605	2,775
Dubailand Residence Complex	595	1,350
Dubai Hills Estate	517	2,650
Dubai Creek Harbour	479	2,325
City of Arabia	470	1,600
Majan	437	1,300

# Asset Type Breakdown

Apartments	Villas
30	3
projects	projects

# Min & Max Priced Projects

Type	Lowest	Highest
Project	Coventry 2	Waldorf Astoria Residences
Developer Name	GFS Real Estate	Nabni Real Estate
Location	International City Phase 3	Business Bay
Price AED/sq.ft	1,175	7,750



# Launched Projects by Community

## Jebel Ali

Developer	Project	Price AED/sq.ft	Units
Sobha	The Horizon at Sobha Central	2,675	1,200

## Jumeirah Village Circle

Developer	Project	Price AED/sq.ft	Units
Tiger Properties	Auresta Tower	1,775	814
IKR Real Estate	Provenza Residences	1,425	186
BNW Developments	Esplora	1,575	143

## Dubai South

Developer	Project	Price AED/sq.ft	Units
Dubai South	South Square	1,450	553
Dubai South	Expo City Al Waha Residences 2	2,550	276



# Launched Projects by Community

## Trade Centre First

Developer	Project	Price AED/sq.ft	Units
Jumeirah International	Jumeirah Residences Emirates Towers	5,225	754

## Dubai Maritime City

Developer	Project	Price AED/sq.ft	Units
Damac Properties	Chelsea Residences	2,775	605

## Dubailand Residence Complex

Developer	Project	Price AED/sq.ft	Units
Imtiaz	Cove Edition 5	1,600	198
Majid Developments	Arlington Park	1,200	140
Aark Developers	Aark Terraces	1,250	131
Marquis Developers	Marquis Vista	1,350	126



# Launched Projects by Community

## Dubai Hills Estate

Developer	Project	Price AED/sq.ft	Units
Emaar	Vida Residences Hillside	2,500	500
Emaar	Park Gate 2	2,800	17

## Dubai Creek Harbour

Developer	Project	Price AED/sq.ft	Units
Emaar	Altan	2,325	479

## City of Arabia

Developer	Project	Price AED/sq.ft	Units
Azizi	Azizi Milan 55	1,600	470

## Majan

Developer	Project	Price AED/sq.ft	Units
Rabdan	Rabdan Gates	1,300	437



# Top Communities by Upcoming Announcements

Community	Announcements	Announced Projects
Dubai Islands	9	Rijas Monaco, Ocean Walk, Stamn Nautis, Bay Grove Residences D, Arka Enclave.
Jumeirah Village Circle	6	Norah Residence, Veda by Aum One, Avant Grande Residences 11, Avana Residences, The Weave.
Dubailand Residence Complex	5	Tarrad Residences, Lucky Pearl, Cove Edition 6, Solanki One, Rosewell Park.
Dubai South	5	Aero 1, Oasis, Eton House, Acasa by Nusuk, Views VIII.
Dubai Industrial City	2	Coventry Residence, Samana Hills South



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